006.A	0002	0016.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,124,400 /	1,124,400
USE VALUE:	1,124,400 /	1,124,400
ASSESSED:	1,124,400 /	1,124,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MACCALLUM GREGORY J &
Owner 2:	MACCALLUM DEBORAH K
Owner 3:	
Street 1:	16 ORVIS RD UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALCACER JUAN & PREISSER CLAIRE -
Owner 2:	-
Street 1:	16 ORVIS RD UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 2241 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,121,000	3,400		1,124,400
Total Card	0.000	1,121,000	3,400		1,124,400
Total Parcel	0.000	1,121,000	3,400		1,124,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.74 | /Parcel: 501.74

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	313072
GIS Ref	
GIS Ref	
Insp Date	08/29/13

PREVIOUS ASSESSMENT

Parcel ID 006.A-0002-0016.2

!15859!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	1,121,000	3400	.		1,124,400		Year end	12/23/2021
2021	102	FV	1,088,500	3400	.		1,091,900		Year End Roll	12/10/2020
2020	102	FV	1,072,200	3400	.		1,075,600	1,075,600	Year End Roll	12/18/2019
2019	102	FV	1,002,200	3400	.		1,005,600	1,005,600	Year End Roll	1/3/2019
2018	102	FV	887,600	3400	.		891,000	891,000	Year End Roll	12/20/2017
2017	102	FV	810,000	3400	.		813,400	813,400	Year End Roll	1/3/2017
2016	102	FV	684,100	3400	.		687,500	687,500	Year End	1/4/2016
2015	102	FV	580,200	3400	.		583,600	583,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:29:57

LAST REV

Date	Time
11/15/19	14:16:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15859

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALCACER JUAN &	139-34		3/30/2016		853,000	No	No		
DEDHAM DEVELOPM	116-34		6/30/2011		565,000	No	No		

USER DEFINED

Prior Id # 1:	5354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/31/2017	SQ Returned	MM	Mary M
8/29/2013	Measured	BR	B Rossignol
8/29/2013	Info Fm Plan	BR	B Rossignol
1/25/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8247																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.11854076
Const Adj.:	0.98990101
Adj $ / SQ:	337.710
Other Features:	97786
Grade Factor:	1.10
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1175066
Depreciation:	54053
Depreciated Total:	1121013

COMMENTS

GLA=2214 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 9	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	464.35
Special Features:	0	Val/Su Net:	500.22
Final Total:	1121000	Val/Su SzAd	500.22

SKETCH

UnSketched SubAreas:
GLA: 2241,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,241	337.710	756,807

Net Sketched Area:	2,241			Total:	756,807
Size Ad	2241	Gross Area	2241	FinArea	2241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

PARCEL ID

006.A-0002-0016.2

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage		Y	1	210	A	AV	1915	26.90	T	40	102			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:	Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc